

OLD LENOX FIFTH AVENUE HOME SOLD

Eighteen Story Commercial Structure to Replace Landmark at 12th Street—Transaction Involves \$2,250,000.

NEW YOUNG WOMEN'S CHRISTIAN ASSOCIATION BRANCH

The newly incorporated Fifth Avenue and 12th Street Realty Company, of which Henry Corn is president, has purchased the old Lenox home at the northwest corner of 12th street and Fifth avenue, as indicated in yesterday's Tribune.

On the site is to be erected an eighteen-story commercial building, and this, together with the cost of the land, will represent an investment estimated at \$2,250,000. The structure will have a rental capacity of 18,500 square feet to every floor, or 28,500 square feet for the entire building.

The building will be equipped with all modern improvements and will be of the highest type of construction. Plans for it are being prepared by Maynicke & Franke, and the structure is to be ready for occupancy by January, 1921.

The plotage such as Mr. Corn has obtained is not obtainable elsewhere on Fifth avenue from the Washington Arch to the Plaza, and the improvement he has planned, doubtless, will cause a radical change of the district south of 14th street, much as his numerous operations of a similar character affected Fifth avenue between 14th and 20th street.

The Lenox home, an old landmark, occupying a plot 131x350 feet, was erected about 1852 by James Lenox, founder of the Lenox Library, and during its occupancy as a dwelling house there were entertained in it the Prince of Wales and Jenny Lind. It is a three story structure, and after being vacated by the Lenox family was used for a short period as a library and subsequently occupied for many years by the mission boards of the Presbyterian Church, and more recently by the United States Aeronautical Reserve.

When business threatened to intrude, about seven years ago, Thomas E. Ryan, who made his home at the northwest corner of 12th street prior to his removal to the Stein house, in upper Fifth avenue, purchased the Lenox house to prevent an undesirable improvement.

On the opposite southwest corner stands the "Old First" Presbyterian Church, and many of the old New York families, having their homes in the vicinity of the improvement, which will be the only large building erection in that district that has been undertaken in recent years, aside from the eleven-story apartment house at the northeast corner of 11th street.

Another branch of the Young Women's Christian Association, making the seventh in this city, is about to be erected at the northwest corner of Lexington avenue and 52d street. The land for the project has just been purchased from the estate of Robert Hoyt, and has a frontage of 50 feet on Lexington avenue and the feet in 52d street. It is directly opposite the Swedish Methodist Episcopal church. The other branches are at No. 7 East 11th street, No. 33 East 23rd street, No. 1 West 55th street, No. 66 West 44th street, No. 11 West 52d street and No. 20 Lenox avenue.

Horace S. Fly & Co. have sold for Cohn, in a client, Nos. 118 and 120 East 23d street, adjoining the southwest corner of Lexington avenue, two dwelling houses, altered for business use, on a plot 25x100 feet.

FIRST AVENUE.—Edward Polak has sold for Leila Gardner to A. Stiglitz No. 143 First avenue, a four-story tenement house, with stores, on lot 25x100 feet.

SECOND STREET.—Mrs. Emma Weisgerber has sold the four-story tenement house No. 340 East 23d street, on lot 25x102 2 feet, to May Kemper.

THIRD STREET.—William Schroeder has sold the four-story tenement house No. 115 East 23d street, on lot 25x102 2 feet, to May Kemper.

LEXINGTON AVENUE.—The Young Women's Christian Association has purchased from the estate of Robert Hoyt, at the northeast corner of Lexington avenue and 52d street, a site for a new mercantile building on the site in the near future. Directly opposite is the property, at the northwest corner of Lexington avenue and 23d street, sold earlier in the week to Charles Karp, for improvement, with a sixteen-story building, the lower part of which has already been leased to the Fifth National Bank.

LEASES.

BROOK AVENUE.—Kurt & Uren have sold for Frank Starkman No. 130 Brook avenue, a six-story new house, on plot 45x100 feet.

WADSWORTH AVENUE.—Edward Polak has sold for Mrs. Mary L. Noyes the northeast corner of 23rd and 24th street, No. 200 Brook avenue, a frame dwelling, on plot 45x100 feet.

WADSWORTH AVENUE.—Franklin C. Alford, 23rd street, has leased to Edward Polak, for a term of years, the northeast corner of 23rd and 24th street, No. 200 Brook avenue.

THE BRONX.—Brook Avenue, 23rd street, to Edward Polak, for a term of years, the northeast corner of 23rd and 24th street, No. 200 Brook avenue.

RECORDED LEASES.

With name and address of lessee.

MARCH 31.

MANHATTAN.

KELLY ST., cor. 10th St. and 20th street, and basement, 100 ft. by 30 ft. more from Dec. 1, 1910, \$1,100.

MAIDSON ST. 208, cor. 2nd and 16th streets, 150 ft. by 30 ft. more from Feb. 1, 1911, \$1,500.

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